



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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**MERRIMACK PLANNING BOARD  
AGENDA FOR TUESDAY, APRIL 5, 2022  
MATTHEW THORNTON ROOM  
7:00 P.M.**

1. **Call to Order**
2. **Planning & Zoning Administrator's Report**
3. **John Flatley Company (applicant/owner)** – Continued review for acceptance and consideration of final approval for a site plan to construct two 48 unit apartment buildings (in addition to the existing 240 units), in accordance with the most recently amended Flatley Mixed Use Conditional Use Permit. The parcel is located at 5 Gilbert Crossing in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lot 003-07. Case # PB2022-07. *This item is continued from the January 18 & March 1, 2022 Planning Board meetings.*
4. **KTK Realty Trust, LLC (applicant/owners)** – Continued review for consideration of final approval for a site plan to operate a trailer suspension and repair business. The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-1, Lot 012. Case # PB2021-42. *This item is continued from the December 7, 2021, January 18 & March 1, 2022 Planning Board meetings.*
5. **Powell Realty of Merrimack (applicant) and Thomas K Powell (owner)** – Continued review for acceptance and consideration of final approval for a waiver of full site plan review to allow a caretaker/accessory dwelling unit within an existing restaurant. The parcel is located at 595 Daniel Webster Highway in the C-1 (Limited Commercial), Elderly Housing Overlay and Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 041. Case # PB2022-10. *This item is continued from the February 15, and March 15, 2022 Planning Board meetings.*
6. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** – Conceptual discussion of a proposed amendment to a previously approved Mixed Use Development Conditional Use Permit. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-02 and 191-02U1-02U4. Case # PB2022-15.
7. **Black Diamond Holding, LLC (applicant) and 744 DWH, LLC and 746 DWH, LLC (owners)** – Review for acceptance and consideration of final approval for a lot line adjustment and a condominium conversion (of existing commercial space). The parcels are located at 744 and 746 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 7E, Lots 035 and 036. Case # PB2022-17.
8. **Merrimack Smiles (applicant) and SIAM04 Realty, LLC (owner)** - Review for acceptance and consideration of final approval for a site plan to raze an existing building and construct a 4,500 square foot dental office. The parcel is located at 75 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 028. Case # PB2022-16

**9. Discussion/possible action regarding other items of concern**

**10. Approval of Minutes — March 15, 2022**

**11. Adjourn**

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted March 25, 2022)